



Where Quality Meets Value
METROLIST

Sales

Moderate Income Affordable Homeownership Opportunity

The Armory Condominiums
380 Bunker Hill Street, Charlestown, MA 02129
www.ArmoryLottery.com

6 Moderate Income Affordable Units

# of Units	Type (#BRs / Loft / Studio)	Price	% Income
1	1 Bedroom	\$173,900	Up to 80%
1	2 Bedroom	\$203,600	Up to 80%
1	2 Bedroom + Den	\$203,600	Up to 80%
1	2 Bedroom + Den	\$262,700	100%*
1	2 Bedroom + Den	\$262,700	100%*
1	3 Bedroom	\$299,700	100%*

** Minimum income limits apply.*

Maximum Income Limit

HH size	Up to 80%	100%
1	\$55,150	\$68,950
2	\$63,050	\$78,800
3	\$70,900	\$88,650
4	\$78,800	\$98,500
5	\$85,100	\$106,400
6	\$91,400	\$114,250

Households may request an application be sent by email or mail from **November 30th – December 14th** through the following methods:

Visit: www.ArmoryLottery.com
Email: Armory@maloneyproperties.com
Call: 617-209-5250

Applications will also be available in person on the following dates and times

Date	Time
Monday, November 30 th	10:00AM - 2:00PM
Thursday, December 3 rd	3:00PM - 7:00PM
Saturday, December 5 th	10:00AM - 2:00PM

Location: St. Francis Bishop Lawton Hall,
313 Bunker Hill Street Charlestown, MA 02129

Completed applications must be returned by mail
Postmarked no later than **December 21st**

Mail to:
Maloney Properties, Inc.
Attention: Armory Lottery
27 Mica Lane, Wellesley MA 02481

Selection by lottery. Asset, Use & Resale Restrictions apply.
Preference for Boston Residents. Preference for households with at least one person per Bedroom.
Preference for First-Time Homebuyers.

For more info or reasonable accommodations,
call Maloney Properties, Inc. 617-209-5250 or
email: Armory@MaloneyProperties.com
www.MaloneyRealEstate.com



Equal Housing Opportunity





NEW LISTING!

**120 Manthorne Road #1
West Roxbury
2 bed / 1 bath with 995 square feet
Condo Fee: \$142**

**Listed For:
\$345,000**

**OPEN HOUSE
SUNDAY, NOVEMBER 22ND
1:00PM - 2:30PM**

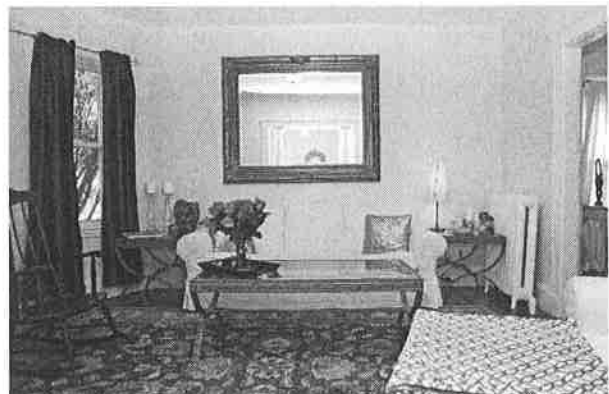
Welcome home to lovely 2 bedroom condo in a fantastic location. Tastefully decorated with hardwood fir floors and an eat-in kitchen with maple cabinets and a gas range. Each bedroom has a ceiling fan and large closets. There are 2 deeded parking spaces and a nicely fenced in back yard. Ample storage in the basement and a private washer-dryer which will stay with the home. Finally a condo that is pet friendly, too. Move in condition.

First showings at Open House Sunday, November 22nd 1:00pm to 2:30pm.

Interested in buying your first home ?

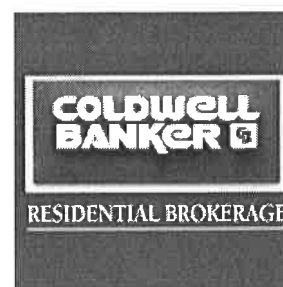
Don't know where to start?

Contact me!





Rich Hornblower
Coldwell Banker
137 Newbury Street



Boston, MA 02116
(617) 694-0091
Rich.Hornblower@NEMoves.com

STAY CONNECTED WITH ME



THE LANCASTER

1501 COMMONWEALTH AVENUE | BRIGHTON, MA

One, Two, & Three bed condominiums starting in the \$400K's

UNDER CONSTRUCTION | PRE-SALES HAVE BEGUN

OCCUPANCY IN LATE SUMMER 2015

For More Information, Contact:

P.T. Vineburgh

lancaster@charlesgaterealty.com

617.648.9591

LANCASTERBOSTON.COM



EQUAL HOUSING OPPORTUNITY



MLS # 71937557 - Active Condo - Mid-Rise

**156 Porter St - Unit 122
Boston, MA : East Boston
02128-2122**

List Price: **\$261,566**

Suffolk County

Unit Placement:

Total Rooms: **2**

Unit Level: **1**

Bedrooms: **1**

Grade School:

Bathrooms: **1f 0h**

Middle School:

Master Bath:

High School:

Fireplaces: **0**

Outdoor Space Avail: **Yes -**

Common

Handicap Access/Features:

Directions: **Near Airport Blue Line Station.**

Remarks

This Boston Redevelopment Authority Resale one bedroom loft condo has it all: central AC, loft bedroom, deeded parking spot, common roof deck, common club room, hardwood floors, stainless steel appliances, over-sized windows and convenient access to Logan airport & Blue Line. Plus a bonus loft space that can be built out! This unit is subject to Boston Redevelopment Authority approval of buyer's BRA eligibility application. 1 buyer must make under \$55,150 and 2 people under \$63,050. Buyer must not own any other property, and must use this as their primary residence. After purchasing an affordable unit, households are free and encouraged to become as financially successful as possible. Condo must be owner occupied. Buyer(s) must have under \$75,000 in assets. The asset limit does not include most kinds of retirement money, and education savings. Please inquire for other eligibility and household restrictions prior to showing. First showings Sunday, December 6th 12:00-1:15pm.

Property Information

Approx. Living Area: **779 sq. ft. (\$335.77/sq. ft.)**

Approx. Acres: **0.02 (715 sq. ft.)**

Garage Spaces: **0 --**

Living Area Includes:

Heat Zones: **Forced Air**

Parking Spaces:

Living Area Source: **Other**

Cool Zones: **Central Air**

1 Deeded

Living Area Disclosures:

Levels in Unit: **1**

Disclosures:

Complex & Association Information

Complex Name: **Porter 156**

Units in Complex: **225** Complete:

Units Owner Occupied:
Source:

Association: **Yes** Fee: **\$149**

Assoc. Fee Inclds: **Water, Sewer, Master Insurance, Elevator, Exterior Maintenance, Landscaping, Snow Removal, Clubroom, Reserve Funds**

Special Assessments: **Unknown**

Room Levels, Dimensions and Features

Room	Level	Size	Features
------	-------	------	----------

Features

Area Amenities: **Public Transportation, Shopping, Park, Highway Access, T-Station**

Appliances: **Range, Dishwasher, Disposal, Refrigerator**

Assoc. Security: **Intercom**

Basement: **No , --**

Beach: **Yes**

Pets Allowed: **Yes w/ Restrictions -Other (See Remarks)**

Sewer Utilities: **City/Town Sewer**

Other Property Info

Disclosure Declaration: **No**

Exclusions:

Lead Paint: **Unknown**

UFFI: Warranty Features:

Year Built/Converted: **1910/**

Year Built Source: **Public**

Record

Year Built Desc: **Approximate**

Water Utilities: **City/Town Water**
Waterfront: **No**
Water View: **No, --**

Year Round:
Short Sale w/Lndr.App.Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **W:01 P:04164 S:054**
Assessed: **\$218,100**
Tax: **\$762** Tax Year: **2015**
Book: **39006** Page: **205**
Cert: **00015608**
Zoning Code: **n/a**
Map: Block: Lot:

Office/Agent Information

Listing Office: **Coldwell Banker Residential Brokerage - Boston - Newbury St. R (617) 266-4430**
Listing Agent: **Richard Hornblower R (617) 694-0091**
Team Member:
Sale Office:
Sale Agent:

Compensation

Sub-Agent: **Not Offered**
Buyer Agent: **2**
Facilitator: **n/a**
Compensation Based On: **Gross/Full Sale Price**

Listing Agreement Type: **Exclusive Right to Sell**

Entry Only: **No**

Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**

Showing: Buyer-Agent: **Call List Agent**

Showing: Facilitator: **--**

Special Showing Instructions: **First showings Sunday, December 6th 12:00-1:15pm. Please call 617 694 0091 to discuss eligibility.**

Firm Remarks

Birds are not allowed as pets. Tax estimate based upon FY15 released by Boston. Accepted offer will then have to include proper filled out BRA application, 2 years tax returns, all financial information and 2 paystubs. More info may also be required. Please discuss eligibility with clients.

Market Information

Listing Date: **12/2/2015** Listing Market Time: MLS# has been on for **13** day(s)
Days on Market: Property has been on the market for a total of **13** day(s) Office Market Time: Office has listed this property for **13** day(s)
Expiration Date: **3/31/2016** Cash Paid for Upgrades:
Original Price: **\$261,566** Seller Concessions at Closing:
Off Market Date:
Sale Date:

Market History for 156 Porter St U:122, Boston, MA : East Boston 02128

MLS #	Date			DOM	DTO	Price
71937557	12/2/2015	Listed for \$261,566	Richard Hornblower	13		\$261,566
Market History for Coldwell Banker Residential Brokerage - Boston - Newbury St. (BB2054)				13		
Market History for this property				13		

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MLS # 71933613 - Price Changed
Condo - Low-Rise
330 Meridian St - Unit 5

List Price: **↓ \$239,000**
Boston, MA : East Boston
02128-1656
Suffolk County

Unit Placement: **Top/Penthouse**

Total Rooms: **5**

Unit Level: **3**

Bedrooms: **2**

Grade School:

Bathrooms: **1f 0h**

Middle School:

Master Bath:

High School:

Fireplaces: **0**

Outdoor Space Avail: **Yes -**
Common

Handicap Access/Features:

Directions: **Google Map.**
Remarks

Department of Neighborhood Development Affordable resale condo in the heart of the East Boston. Condo includes: washer / dryer, water views extra storage and is close to the Blue Line! This unit is subject to DND approval of buyer's eligibility application. 1 buyer must make under \$48,800 to purchase the unit. 2 household members must make under \$55,800. 3 household members must make under \$62,700. 4 household members must make under \$69,700. Please inquire about eligibility requirements up to 8 people, or see attached sheet. After purchasing an affordable unit, households are free and encouraged to become as financially successful as possible. Condo must be owner occupied. Buyer(s) must have under \$75,000 in liquid assets. The asset limit does not include many kinds of retirement money and education savings. Buyer(s) must complete Home Buyer 101 prior to purchase. Buyer(s) must be a first time home buyer.

Property Information

Approx. Living Area: **942 sq. ft. (\$253.72/sq. ft.)**

Approx. Acres: **0.02 (942 sq. ft.)**

Garage Spaces: **0 --**

Living Area Includes:

Heat Zones: **Hot Water Baseboard**

Parking Spaces: **0 On Street Permit**

Living Area Source: **Other**

Cool Zones: **None**

Levels in Unit: **1**

Living Area Disclosures:

Disclosures: Proper pre-approval letter from a qualified lender must be submitted with offer as not all companies can write these mortgages. DND affordable resale at 80% of medium income limits. See attached DND income/asset documents. Tax estimate based upon FY15 released by Boston. You can not rent this unit.

Complex & Association Information

Complex Name:

Units in Complex: **5** Complete: **Yes**

Units Owner Occupied: **5** Source:

Association: **Yes** Fee: **\$266**

Assoc. Fee Incls: **Water, Sewer, Master Insurance**

Special Assessments: **Unknown**
Room Levels, Dimensions and Features

Room	Level	Size	Features
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Features

Area Amenities: **Public Transportation, Shopping, Park**

Appliances: **Range, Dishwasher, Refrigerator, Freezer, Washer, Dryer**

Assoc. Security: **Intercom**
Other Property Info

Disclosure Declaration: **No**

Exclusions:

Laundry Features: **In Unit**



Basement: **Yes , --**
 Beach: **Yes**
 Management: **Professional - Off Site**
 Sewer Utilities: **City/Town Sewer**
 Water Utilities: **City/Town Water**
 Waterfront: **No**
 Water View: **Yes, Harbor**

Lead Paint: **Unknown**
 UFFI: **Warranty Features:**
 Year Built/Converted: **2006/**
 Year Built Source: **Public Record**
 Year Built Desc: **Approximate**
 Year Round:
 Short Sale w/Lndr.App.Req: **No**
 Lender Owned: **No**

Tax Information

Pin #: **W:01 P:03649 S:020**
 Assessed: **\$198,600**
 Tax: **\$526** Tax Year: **2015**
 Book: **40797** Page: **270**
 Cert: **00135379**
 Zoning Code: **n/a**
 Map: Block: Lot:

Office/Agent Information

Listing Office: **Coldwell Banker Residential Brokerage - Boston - Newbury St.  (617) 266-4430**
 Listing Agent: **Richard Hornblower  (617) 694-0091**
 Team Member:
 Sale Office:
 Sale Agent:

Compensation

Sub-Agent: **Not Offered**
 Buyer Agent: **2.5**
 Facilitator: **n/a**
 Compensation Based On: **Gross/Full Sale Price**

Listing Agreement Type: **Exclusive Right to Sell**

Entry Only: **No**

Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**

Showing: Buyer-Agent: **Call List Agent**

Showing: Facilitator: **--**

Special Showing Instructions: **Please call 617-694-0091. First showing are at Open House Saturday 1:00pm to 2:15pm.**

Firm Remarks

Please review income & asset restrictions with your client before showing request. Note: per the DND the commission is paid on top of the sales price. Not from the gross sale price. Please inquire. Buyer(s) can never have owned ANY property.

Market Information

Listing Date: **11/17/2015**

Days on Market: Property has been on the market for a total of **28** day(s)

Expiration Date: **4/30/2016**

Original Price: **\$249,000**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **28** day(s)

Office Market Time: Office has listed this property for **28** day(s)

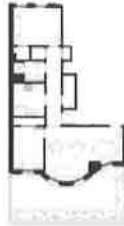
Cash Paid for Upgrades:

Seller Concessions at Closing:

Market History for 330 Meridian St U:5, Boston, MA : East Boston 02128

MLS #	Date		DOM	DTO	Price
71933613	11/17/2015	Listed for \$249,000			\$249,000
	12/13/2015	Price Changed to: \$239,000			\$239,000
Market History for Coldwell Banker Residential Brokerage - Boston - Newbury St.					
(BB2054)				28	
Market History for this property				28	

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MLS # 71933842 - Active
Condo - Mid-Rise

424 Massachusetts Ave - Unit 101
Boston, MA : South End 02118-3505
Suffolk County
Unit Placement: Street
Unit Level: 1
Grade School:
Middle School:
High School:
Outdoor Space Avail: Yes - Private
Handicap Access/Features:
Directions: Mass Ave., North of Columbus

List Price: \$380,818

Total Rooms: 4
Bedrooms: 2
Bathrooms: 1 of 0h
Master Bath:
Fireplaces: 0

Remarks

*** BRA Affordable Housing Program Resale -- 120% AMI *** Subject to household size based income restrictions at application/closing (1 person: \$82,750; 2: \$94,550; 3: \$106,400; 4: \$118,200), family asset limitation of \$100,000 (excluding retirement) and owner occupancy requirement. If you qualify, this is an amazing deal for a modern (building is ~10 years old) high end condo in the South End for only \$380k. Stainless kitchen, hardwood in living areas, high end appliances and fixtures, 2 bedrooms, small balcony.

Property Information

Approx. Living Area: 850 sq. ft. (\$448.02/sq. ft.)
Living Area Includes:
Living Area Source: Unit Floor Plan
Living Area Disclosures: from city records
Disclosures: BRA deed restrictions on resale limiting price increase to 5% per year, requiring a qualified buyer and disallowing rentals.

Approx. Acres: 0.02 (850 sq. ft.)
Heat Zones: Forced Air
Cool Zones: Central Air

Garage Spaces: 0 --
Parking Spaces: 0 On Street Permit
Levels in Unit: 1

Complex & Association Information

Complex Name:
Association: Yes Fee: \$370 Monthly
Assoc. Fee Incls: Heat, Hot Water, Gas, Water, Sewer, Master Insurance, Elevator, Exterior Maintenance, Landscaping, Air Conditioning, Reserve Funds
Special Assessments: No

Units In Complex: 10 Complete: Yes
Units Owner Occupied: Source:

Room Levels, Dimensions and Features

Room	Level	Size	Features
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Features

Area Amenities: Public Transportation, Shopping, Tennis Court, Park, Walk/Jog Trails, Bike Path, T-Station
Appliances: Range, Dishwasher, Disposal, Microwave, Refrigerator, Freezer
Association Pool: No
Assoc. Security: Intercom
Basement: No, --
Beach: No
Docs in Hand: Master Deed, Unit Deed, Floor Plans
Exterior: Brick
Exterior Features: Balcony
Sewer Utilities: City/Town Sewer
Water Utilities: City/Town Water
Terms: Other (See Remarks)
Waterfront: No
Water View: No, --

Other Property Info

Adult Community: No
Elevator: Yes
Disclosure Declaration: No
Exclusions: Washer & Dryer is not included in the price.
Facing Direction: West
Laundry Features: In Unit
Lead Paint: None
UFFI: Warranty Features:
Year Built/Converted: 2004/
Year Built Source: Public Record
Year Built Desc: Actual
Year Round: Yes
Short Sale w/Lndr.App.Req: No
Lender Owned: No

Tax Information

Pin #: W:09 P:00731 S:012
Assessed: \$356,500
Tax: \$4317 Tax Year: 2015
Book: 0 Page: 0
Cert:
Zoning Code: CC
Map: Block: Lot:

Office/Agent Information

Listing Office: Cambridge Capital Advisors (617) 964-1031
Listing Agent: David Harellick (617) 398-0123
Team Member: David Harellick (617) 398-0123
Sale Office:
Sale Agent:
Listing Agreement Type: Exclusive Right to Sell
Entry Only: No
Showing: Sub-Agent: Sub-Agency Relationship Not Offered
Showing: Buyer-Agent: Call List Agent, Appointment Required, Other (See Special Showing Instructions)
Showing: Facilitator: Call List Agent, Appointment Required, Other (See Special Showing Instructions)
Special Showing Instructions: Showing to be scheduled after evidence of loan pre-approval and income qualification

Compensation
Sub-Agent: Not Offered
Buyer Agent: 0.84%
Facilitator: 0%
Compensation Based On: Net Sale Price

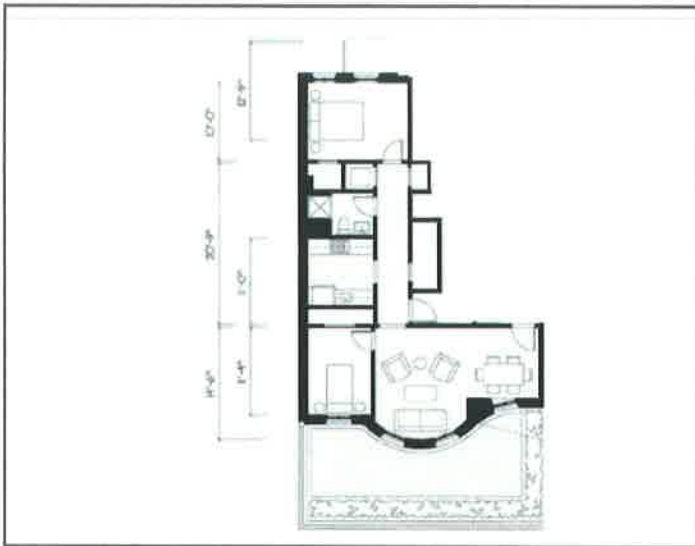
Firm Remarks

Due to the nature of the program, the commission share available is limited. Buyer's broker should negotiate with their buyer for the amount they need beyond what is offered. No additional commission charged by a buyer's broker may be included in the sales price.

Market Information

Listing Date: 11/16/2015
Days on Market: Property has been on the market for a total of 16 day(s)
Expiration Date:
Original Price: \$380,818
Off Market Date:
Sale Date:

Listing Market Time: MLS# has been on for 16 day(s)
Office Market Time: Office has listed this property for 16 day(s)
Cash Paid for Upgrades:
Seller Concessions at Closing:







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Affordable Single Family House Opportunity

1A Drayton Avenue, Dorchester



Price: \$280,000

Square Feet: 1,588

Bedrooms: 3

Bathrooms: 1 Full/1 Half

Taxes: \$3,120.75 (2015)

**Does not include residential tax exemption. 2015 Boston Residential Exemption was \$1,879.53.*

Affordable Single Family House Opportunity

Do not miss out on this 1,588 Square Feet Single Family 3 bedroom with parking!

This floor plan offers 3 levels of living. The 1st floor Includes a large eat in kitchen with granite island, ideal for cooking! Off the kitchen is the living room and half bathroom.

The second floor includes two bedrooms and full bathroom. Upstairs on the 3rd floor offers a large bedroom and expansive walk-in closet.

1 parking space included.

This is not a condo, so there is No Condo Fees!

Income Limit:

1 HH—\$48,800

2 HH—\$55,800

3 HH—\$62,750

Asset Limit: \$75,000

Does not include retirement,

Includes gift money and real estate

Affordable Condo Opportunity

735 Harrison Avenue #W102, South End



Price: \$269,900

Square Feet: 997

Bedrooms: 1

Bathrooms: 1 Full

Condo Fee: \$397

(includes heat, hot water, sewer, master insurance, elevator, snow removal, refuse removal)

Taxes: \$3,051.72 (2015)

Rare BRA Artist Affordable Loft

This is a very cool designed building located in the heart of South End.

This 997 Square Foot loft offers an expansive floor plan, includes soaring ceilings and large windows which brings in a lot of natural light. There are many possibilities in setting up the living space, the main selling point of any loft!

Other details include: walk in California Closets, washer/dryer, modern polished cement floors. Minutes to SOWA Open Market and Farmers Market, South End great restaurants, and the new South End Whole Foods.

Income Limit:

1 HH—\$48,800

2 HH—\$55,800

3 HH—\$62,750

Asset Limit: \$75,000

Does not include retirement,

Includes gift money and real estate

Must be a BRA certified artist to purchase

MLS # 71879924 - New
Condo - Townhouse



241 Norfolk St - Unit D
Boston, MA : Dorchester 02124-3340
Suffolk County
Unit Placement: Street
Unit Level: 1
Grade School:
Middle School:
High School:
Outdoor Space Avail:
Handicap Access/Features:
Directions: Morton to Norfolk or Washington to Norfolk

List Price: \$199,000

Total Rooms: 5
Bedrooms: 2
Bathrooms: 1f 1h
Master Bath:
Fireplaces: 0

Remarks

This is a great opportunity for a first time home buyer to purchase a renovated town house. The property features an updated kitchen, renovated baths, new flooring finished basement, updated electrical and new wall to wall carpeting in the bedrooms. This property is income restricted home ownership opportunity. Buyer must be owner occupant and meet 80% income restriction guidelines. Ask agent for details or see MLS attachments.

Property Information

Approx. Living Area: 1321 sq. ft. (\$150.64/sq. ft.)	Approx. Acres: 0.03 (1482 sq. ft.)	Garage Spaces: 0 --
Living Area Includes:	Heat Zones: Electric	Parking Spaces: 0 On Street Permit
Living Area Source: Other	Cool Zones: 0 None	Levels in Unit: 3
Living Area Disclosures:		
Disclosures: 80% AMI Income and resale restriction		

Complex & Association Information

Complex Name:	Units in Complex: 38 Complete:	Units Owner Occupied: 29 Source: 76%
Association: Yes Fee: \$269.67		
Assoc. Fee Incls: Water, Sewer, Master Insurance, Road Maintenance, Landscaping, Snow Removal		
Special Assessments: No		

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	--	
Dining Room:	1	--	
Family Room:	B	--	
Kitchen:	1	--	
Master Bedroom:	2	--	
Bedroom 2:	2	--	
Laundry:	B	--	

Features

Area Amenities: Public Transportation, Public School
Basement: Yes, Full, Finished
Beach: No
Construction: Frame
Exterior: Vinyl
Hot Water: Electric
Roof Material: Asphalt/Fiberglass Shingles
Sewer Utilities: City/Town Sewer
Water Utilities: City/Town Water
Waterfront: No

Other Property Info

Disclosure Declaration: No
Exclusions:
Laundry Features: In Unit
Lead Paint: None
UFFI: Warranty Features:
Year Built/Converted: 1988/
Year Built Source: Public Record
Year Built Desc: Actual
Year Round:
Short Sale w/Lndr.App.Req: No
Lender Owned: No

Tax Information

Pin #: W:17 P:01640 S:066
Assessed: \$115,400
Tax: \$1397 Tax Year: 2015
Book: 54311 Page: 285
Cert: 028538
Zoning Code: RES
Map: Block: Lot:

Office/Agent Information

Listing Office: Boston Trust Realty Group (617) 674-2077
Listing Agent: Robert L. Nichols Jr. (617) 448-5112
Team Member:
Sale Office:
Sale Agent:
Listing Agreement Type: Exclusive Right to Sell
Entry Only: No
Showing: Sub-Agent: Sub-Agency Relationship Not Offered
Showing: Buyer-Agent: Call List Office, Other (See Special Showing Instructions)
Showing: Facilitator: --
Special Showing Instructions: Email - Lydia@BTRealtyGroup.com

Compensation

Sub-Agent: Not Offered
Buyer Agent: 2.25%
Facilitator: 0
Compensation Based On: Net Sale Price

Market Information

Listing Date: 7/27/2015
Days on Market: Property has been on the market for a total of 1 day(s)
Expiration Date:
Original Price: \$199,000
Off Market Date:
Sale Date:

Listing Market Time: MLS# has been on for 1 day(s)
Office Market Time: Office has listed this property for 1 day(s)
Cash Paid for Upgrades:
Seller Concessions at Closing:



**CUE
REALTY**
Pathway to Home Ownership

Champion Urban Edge
CUE Realty
1542 Columbus Avenue
Boston, MA 02119
617.877.0363

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Linda Champion
Vice President and Managing Broker
CUE Realty (License No. 9917)
1542 Columbus Avenue
Roxbury, Massachusetts 02119

Cell Phone: 617.877.0363
Email: lchamp7@comcast.net

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8 Photos



**MLS # 71867717 - Active
Single Family - Attached**

101 Hamilton List Price:
Street - Unit 101 **\$289,900**
Boston, MA :
02125

Suffolk County

Style: **Colonial**

Color:

Total Rooms: **5**

Bedrooms:
3

Full/Half/Master
Baths: **1/1/No**

Fireplaces:
0

Grade School:

Middle
School:

High School:

Directions: **Clarkston to
Hamilton**

Remarks

Affordable single family attached home in City of Boston under \$300K. Max resale price determined by City of Boston. Subject to deed and income restrictions. Enjoy three levels of living, high ceilings in basement which can be used as a family room, playroom, or office. This townhouse-style single family home with 3 sun filled bedrooms boasting ample closet space and attic storage. Fenced yard with off-street parking, eat-in kitchen, with a comfortable master bedroom. Must be a first time home buyer at 80% AMI. Sale subject to City of Boston approval.

Property Information

Approx. Living Area: 1273 sq. ft.	Approx. Acres: 0.06 (2826 sq. ft.)	Garage Spaces: 0 --
Living Area Includes:	Heat Zones: Forced Air	Parking Spaces: 2 Tandem, Paved Driveway
Living Area Source: Public Record	Cool Zones: None	Approx. Street Frontage:
Living Area Disclosures:		
Disclosures: City of Boston approval required. Income restrictions. Deed restrictions apply.		

Room Levels, Dimensions and Features

Room	Level	Size	Features
Features			Other Property Info
Area Amenities: Public Transportation, Shopping, Public School			Disclosure Declaration: Yes
Basement: Yes Full			Exclusions: Tenants personal property
Lender Owned: No			Home Own Assn: No
Short Sale With Lender Approval Required: No			Lead Paint: None, Unknown
Beach: No			UFFI: No Warranty Available:
Foundation Size:			Year Built: 1991 Source:
Foundation Description: Poured Concrete			Public Record
Lot Description: Corner			Year Built Description:
Road Type: Public			Approximate
Terms: Other (See Remarks)			Year Round:
Waterfront: No			

Tax Information

Pin #:
Assessed: **\$223,600**
Tax: **\$2813** Tax Year: **2014**
Book: **41943** Page: **33**
Cert:
Zoning Code: **RES**

Boston Redevelopment Authority (BRA) Affordable Condo

320 West 3rd #202, South Boston

Price: \$252,518

Condo Fee: \$126

Bedroom: 1

Bathroom: 1

Square Feet: 665

Year Built: 2003

Income Limit: 80% AMI

Household Size	Maximum Income Limit
1	\$55,150
2	\$63,050
3	\$70,900
4	\$78,800

Asset Limit: \$75,000 not including retirement.

Visit our website for floor plans:

<http://www.maloneyrealestate.com/320-west-3rd-south-boston-bra-condo-resale>

Contact Jonathan Diffenbach for questions:

[617-209-5212](tel:617-209-5212)

jdiffenbach@maloneyproperties.com

Sign Up to Get Alerts about BRA and DND
Affordable Condos and Rentals


MLS # 71911112 - Active
Condo - Mid-Rise
735 Harrison Ave - Unit W203

List Price: **\$296,243**
Boston, MA : South End
02118-2344
Suffolk County

Unit Placement:

Total Rooms: **3**

Unit Level: **2**

Bedrooms: **1**

Grade School:

Bathrooms: **1f 0h**

Middle School:

Master Bath:

High School:

Fireplaces: **0**

Outdoor Space Avail:

Handicap Access/Features:

Directions: **On Harrison Ave.**
Remarks

Amazing Artist Certified Boston Redevelopment Authority Resale loft style condo in the the South End. 2nd floor condo has huge open floor plan, large windows through out, and central AC. The Art Block artist gallery located in complex. Condo is subject to DND approval of buyer's DND eligibility application. One buyer can make up to \$48,800, 2 people \$55,800, 3 people up to \$62,750 and 4 people up to \$69,700 combined. Buyer(s) must not own any other property, and must use this as their primary residence. After purchasing an affordable unit, households are free and encouraged to become as financially successful as possible. Condo must be owner occupied. Buyer(s) must have under \$75,000 in liquid assets. Can not be a cash buyer. The asset limit does not include most kinds of retirement money, and education savings. Please inquire for other eligibility and household restrictions prior to showing. Buyer(s) MUST be a BRA certified artist. See attached forms.

Property Information

Approx. Living Area: **984 sq. ft. (\$301.06/sq. ft.)**

Approx. Acres: **0.02 (984 sq. ft.)**

Garage Spaces:
0 --

Living Area Includes:

Heat Zones: **Forced Air**

Parking Spaces:
0 On Street Permit

Living Area Source: **Other**

Cool Zones: **Central Air**

Levels in Unit: **1**

Living Area Disclosures:

Disclosures: DND affordable resale condo. Buyer must be artist certified through the BRA. Tax estimate based upon FY15 released by Boston. Not all banks /credit unions/ mortgage companies can write loans for this type of units. Proper pre-approval letter from a qualified lender must be submitted with offer.

Complex & Association Information

Complex Name:

Units in Complex: **55** Complete:

Units Owner
Occupied:
Source:

Association: **Yes** Fee: **\$427 Monthly**

Assoc. Fee Inclds: **Heat, Hot Water, Water, Sewer, Master Insurance, Elevator, Exterior Maintenance, Landscaping, Snow Removal, Refuse Removal**

Special Assessments: Yes - \$43 - The imposed temporary fee increase RO \$427 (i.e. the temp increase May 2015 of \$43) will end when the board of trustees meets again at end of the year to go over the 2016 Budget.

Room Levels, Dimensions and Features

Room	Level	Size	Features
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Features

Area Amenities: Public Transportation, Shopping, Medical Facility, Laundromat, Highway Access, House of Worship, Public School, University

Other Property Info

Disclosure Declaration: **No**
Exclusions:

Appliances: **Range, Dishwasher, Disposal, Refrigerator**
 Assoc. Security: **Intercom**
 Basement: **No, --**
 Beach: **No**
 Management: **Professional - Off Site**
 Pets Allowed: **Yes w/ Restrictions**
 Sewer Utilities: **City/Town Sewer**
 Water Utilities: **City/Town Water**
 Waterfront: **No**

Lead Paint: **Unknown**
 UFFI: **Warranty Features:**
 Year Built/Converted: **2006/**
 Year Built Source: **Public Record**
 Year Built Desc: **Approximate**
 Year Round:
 Short Sale
 w/Lndr.App.Req: **No**
 Lender Owned: **No**

Tax Information

Pin #: **W:08 P:01361 S:082**
 Assessed: **\$252,000**
 Tax: **\$1172** Tax Year: **2015**
 Book: **0** Page: **0**
 Cert:
 Zoning Code: **n/a**
 Map: Block: Lot:

Office/Agent Information

Listing Office: **Coldwell Banker Residential Brokerage - Boston - Newbury St. [X] (617) 266-4430**
 Listing Agent: **Richard Hornblower [X] (617) 694-0091**
 Team Member:
 Sale Office:
 Sale Agent:

Compensation

Sub-Agent: **Not Offered**
 Buyer Agent: **2.5**
 Facilitator: **n/a**
 Compensation Based On: **Gross/Full Sale Price**

Listing Agreement Type: **Exclusive Right to Sell**

Entry Only: **No**

Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**

Showing: Buyer-Agent: **Call List Agent**

Showing: Facilitator: **--**

Special Showing Instructions: **Please read listing and attached forms before asking questions on BRA Artist certification.**

Firm Remarks

After an offer is accepted the buyer will be given BRA application that must be completed within a few days for submission to the BRA. Please view the following link before asking questions.
<http://www.bostonredevelopmentauthority.org/housing/artist-housing/artistspace-housing-overview>

Market Information

Listing Date: **9/28/2015**

Days on Market: Property has been on the market for a total of **29** day(s)

Expiration Date: **3/31/2016**

Original Price: **\$296,243**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **29** day(s)

Office Market Time: Office has listed this property for **29** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:





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MLS # 71912841 - Active Condo - Mid-Rise

**113 Sumner St - Unit 65
Boston, MA : East Boston
02128-2318**

List Price: **\$268,650**

Suffolk County

Unit Placement:

Total Rooms: **3**

Unit Level: **6**

Bedrooms: **1**

Grade School:

Bathrooms: **1f 0h**

Middle School:

Master Bath:

High School:

Fireplaces: **0**

Outdoor Space Avail: **No**

Handicap Access/Features:

Directions: **Entrance on the harbor/waterfront side on the back of Sumner Street.**

Remarks

Fantastic Boston Redevelopment Authority Moderate Income East Boston Waterfront Resale! 6th floor 1 bedroom / 1 bath condo includes: professionally-managed elevator building, 30-unit condo assoc., harbor views, h'wood floors, spacious bedroom, w & d hook ups, master insurance, & heat/hot water. Central AC & immediate access to the Maverick Blue Line stop. Close to the YMCA, Greenway and other great Eastie restaurants and parks. Sale is subject to BRA approval of buyer's eligibility (1 member household up to \$82,750 & 2 member h'hold up to \$94,550.) Buyer must not own any other property, and must use this condo as their primary residence. Buyer(s) must have under \$75,000 in liquid assets (not including most retirement accounts & education savings) & must obtain mortgage financing. After purchase, owners are encouraged to become as financially successful as possible! Please inquire for other eligibility restrictions prior to showing. Sorry...no dogs allowed in building. .

Property Information

Approx. Living Area: **671 sq. ft. (\$400.37/sq. ft.)**

Approx. Acres: **0.02 (671 sq. ft.)**

Garage Spaces:
0 --

Living Area Includes:

Heat Zones: **Forced Air**

Parking Spaces:
**0 On Street
Permit**

Living Area Source: **Other**

Cool Zones: **Central Air**

Levels in Unit: **1**

Living Area Disclosures:

Disclosures: Tax estimate based upon FY15 released by Boston. Not all banks / credit unions / mortgage companies can write loans for this type of units. Proper pre-approval letter from a qualified lender must be submitted with offer. No dogs allowed in building.

Complex & Association Information

Complex Name:

Units in Complex: **30** Complete:

Units Owner
Occupied:
Source:

Association: **Yes** Fee: **\$411 Monthly**

Assoc. Fee Inclds: **Heat, Water, Sewer, Master Insurance, Elevator, Exterior Maintenance, Landscaping, Snow Removal, Air Conditioning**

Special Assessments: **Unknown**

Room Levels, Dimensions and Features

Room	Level	Size	Features
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Features

Area Amenities: **Public Transportation, Shopping, Tennis Court, Park, Walk/Jog Trails, Laundromat, Highway Access, House of Worship, Marina, Public School, T-Station**

Other Property Info

Disclosure Declaration:
No
Exclusions:

Appliances: **Range, Dishwasher, Refrigerator**

Association Pool: **No**

Assoc. Security: **Intercom**

Basement: **No , --**

Beach: **Yes**

Pets Allowed: **Yes w/ Restrictions -Other (See Remarks)**

Sewer Utilities: **City/Town Sewer**

Water Utilities: **City/Town Water**

Waterfront: **Yes, Harbor**

Water View: **Yes, Harbor**

Lead Paint: **Unknown**

UFFI: **Warranty**

Features:

Year Built/Converted:

2004/

Year Built Source: **Public Record**

Year Built Desc:

Approximate

Year Round:

Short Sale

w/Lndr.App.Req: **No**

Lender Owned: **No**

Tax Information

Pin #: **W:01 P:05402**
S:356

Assessed: **\$190,400**

Tax: **\$426** Tax Year:

2015

Book: **38150** Page: **1**

Cert: **00130588**

Zoning Code: **n/a**

Map: Block: Lot:

Office/Agent Information

Listing Office: **Coldwell Banker Residential Brokerage - Boston - Newbury St. [X] (617) 266-4430**

Listing Agent: **Richard Hornblower [X] (617) 694-0091**

Team Member:

Sale Office:

Sale Agent:

Compensation

Sub-Agent: **Not Offered**

Buyer Agent: **2**

Facilitator: **n/a**

Compensation Based On: **Gross/Full Sale Price**

Listing Agreement Type: **Exclusive Right to Sell**

Entry Only: **No**

Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**

Showing: Buyer-Agent: **Call List Agent**

Showing: Facilitator: **--**

Special Showing Instructions: **Please call 617 694 0091 for showings and to discuss buyer eligibility.**

Firm Remarks

Note per the BRA the commission is paid on top of the sales price to equal the accepted offer price. Not from the gross price. Please inquire. Please make sure your clients qualify prior to showing requests. Buyer(s) can never have owned any property.

Market Information

Listing Date: **10/1/2015**

Days on Market: Property has been on the market for a total of **181** day(s)

Expiration Date: **1/31/2016**

Original Price: **\$275,000**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **75** day(s)

Office Market Time: Office has listed this property for **75** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

Market History for 113 Sumner St U:65, Boston, MA : East Boston 02128

MLS #	Date			DOM	DTO	Price
71859243	6/17/2015	Listed for \$299,999	Ryan Persac			\$299,999
	7/20/2015	Price Changed to: \$285,000	Ryan Persac			\$285,000
EXT	8/31/2015	Status Changed to: Extended	Henry Faaland			
EXP	10/1/2015	Status Changed to: Expired	System	106		
Market History for Otis & Ahearn - 84 Atlantic (NB1579)				106		
➤ 71912841	10/1/2015	Listed for \$275,000	Richard Hornblower			\$275,000
	11/23/2015	Price Changed to: \$268,650	Richard Hornblower	75		\$268,650
Market History for Coldwell Banker Residential Brokerage - Boston - Newbury St. (BB2054)				75		
Market History for this property				181		

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